

Site:  
PARADISE VALLEY  
CLUB

1060 GROVE STREET  
FRAMINGHAM, MASSACHUSETTS

Prepared for:

BENCHMARK ENGINEERING CORP.  
120 QUARRY DRIVE  
MILFORD, MASSACHUSETTS 01757

LEGEND

- PROPERTY LINE
- BORDERING VEGETATED WETLAND
- RIVER FRONT TOP OF BANK
- 30' NO DISTURB ZONE
- 125' BUFFER
- 200' RIVER FRONT AREA
- EDGE OF PAVEMENT
- STONE WALL
- SIGN

ZONING SUMMARY

R-4, OPEN SPACE CLUSTER DEVELOPMENT SINGLE FAMILY, TWO-FAMILY AND MULTI-FAMILY ALLOWED REQUIRED PROVIDED			
LOT SIZE	TOTAL PARCEL PRESERVED AREA	15 ACRES 60% OF PARCEL	49.4 ACRES (2,153,863 SF) 61% - 30.2 ACRES (1,315,950 SF)
BUILDABLE PARCEL	40% OF PARCEL	39.9% - 19.2 ACRES (837,913 SF)	
PARCEL FRONTEAGE	150 FT*	572 FT (GROVE STREET) 132.34 FT (WINCH STREET)	
VEGETATED BUFFER AROUND BUILDABLE PARCEL	75 FT*	33.5 FT MINIMUM (EXISTING BARN IS ONLY 33.5' FROM PROPERTY LINE)	
FRONT SETBACK	30 FT*	30 FT MINIMUM	
BUILDING SEPARATION	SIDE = 50 FT* REAR = 75 FT*	50 FT MINIMUM 75 FT MINIMUM	
BUILDING HEIGHT	3 STORIES/35 FT	3 STORIES/35 FT MAXIMUM	
NUMBER OF DWELLINGS	41-PER YIELD PLAN + DENSITY BONUS	39 - 3 BEDROOM UNITS (117 BEDROOMS) 2 - 5 BEDROOM UNIT (EXISTING BUILDINGS)	
OPEN SPACE WITHIN BUILDABLE PARCEL	101,600 SF 800 SF/BEDROOM	108,991 SF (1,495 WETLAND + 13,231 SLOPES > 15% = 14.4%)	
AFFORDABLE HOUSING	1 PER 10 UNITS	4 UNITS	

SITE NOTES:

- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE TOWN, STATE, AND FEDERAL CODES.
- STRIPE DRIVES AS SHOWN. DOUBLE CENTER LINE SHALL BE PAINTED USING YELLOW TRAFFIC PAINT AND STOP BARS, AND CROSSWALKS USING WHITE TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248, TYPE "N".
- ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", LATEST EDITIONS AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS UNLESS OTHERWISE SPECIFIED.
- STOP BARS SHALL BE TWELVE (12) INCHES WIDE.
- CROSSWALKS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT THREE (3) FEET O.C. BORDERED BY TWELVE (12) INCH WIDE LINES.
- CLEAN AND COAT VERTICAL FACE OF PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- THE CONTRACTOR SHALL EMPLOY A LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINE AND GRADES. THE ENGINEER IS TO PROVIDE COORDINATES FOR BUILDING PAD EXCAVATION, FIELD LAYOUT AND EDGE OF PAVEMENT PCS AND PTS.
- COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAYS WITH THE TOWN OF FRAMINGHAM.
- THE LOCATION OF THE PROPOSED NATURE TRAIL SHOWN IS APPROXIMATE. THE TRAIL ALIGNMENT MAY SHIFT IN THE FIELD IN ORDER TO PRESERVE TREES AND OTHER NATURAL FEATURES.



SCALE IN FEET  
1'=80'

**OCG**

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OVERALL SITE LAYOUT  
PLAN

No.	Revision/Issue	Date
Design by:	Checked by:	
SPM	PFA	
Drawn by:	Approved by:	
SPM	PFA	
Project:	Date:	
13005	December 8, 2015	

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